

179.0

0006

0010.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

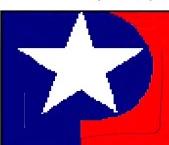
Total Card / Total Parcel

USE VALUE:

1,074,000 / 1,074,000

ASSESSED:

1,074,000 / 1,074,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12		BROWNING RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KAHN PAUL/HELEN	
Owner 2:	
Owner 3:	

Street 1: 12 BROWNING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1: FAGONE CHARLES-JOSEPHINE -

Owner 2: -

Street 1: 12 BROWNING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 8,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 2965 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**PROPERTY FACTORS**

Use	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8420		Sq. Ft.	Site		0	70.	0.80	7									470,819						470,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							8420.000		603,200				470,800		1,074,000							
Total Card							0.193		603,200				470,800		1,074,000		Entered Lot Size					
Total Parcel							0.193		603,200				470,800		1,074,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	603,200	0	8,420.	470,800	1,074,000	1,074,000	Year End Roll	12/18/2019
2019	101	FV	453,200	0	8,420.	470,800	924,000	924,000	Year End Roll	1/3/2019
2018	101	FV	453,200	0	8,420.	396,800	850,000	850,000	Year End Roll	12/20/2017
2017	101	FV	197,600	0	8,420.	363,200	560,800	560,800	Year End Roll	1/3/2017
2016	101	FV	197,600	0	8,420.	309,400	507,000	507,000	Year End	1/4/2016
2015	101	FV	196,600	0	8,420.	269,000	465,600	465,600	Year End Roll	12/11/2014
2014	101	FV	196,600	0	8,420.	248,900	445,500	445,500	Year End Roll	12/16/2013
2013	101	FV	196,600	0	8,420.	236,800	433,400	433,400		12/13/2012

Parcel ID 179.0-0006-0010.0

!14116!

**PRINT**

Date Time

12/11/20 03:59:38

**LAST REV**

Date Time

07/07/17 09:40:37

apro

14116

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAGONE CHARLES-	49504-1		5/25/2007		435,000	No	No		
	10120-178		7/31/1962			No	No	N	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/29/2016	344	Addition	280,500					1st fl expand, 2nd	1/27/2017	Permit Visit	DGM	D Mann
3/29/2016	344	Addition	280,500					2nd floor addition	9/1/2016	Meas/Inspect	DGM	D Mann
1/12/2016	38	Demoliti	10,500						9/1/2016	Permit Visit	DGM	D Mann
6/16/2009	492	Re-Roof	4,650						12/3/2008	MLS	MM	Mary M
									10/18/2008	Meas/Inspect	197	PATRIOT
									6/12/2007	MLS	HC	Helen Chinal
									3/15/2000	Inspected	263	PATRIOT
									1/5/2000	Measured	264	PATRIOT
									7/12/1993		AJS	

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>								<b>SKETCH</b>			
Type:	6 - Colonial			Full Bath:	2	Rating:	Very Good									3	16	6	
Sty Ht:	2 - 2 Story			A Bath:		Rating:										11		5	
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good									2	0		
Foundation:	1 - Concrete			A 3QBth:		Rating:										1	30	SFL	21
Frame:	1 - Wood			1/2 Bath:		Rating:										1			1
Prime Wall:	2 - Clapboard			A HBth:		Rating:										32			
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			<b>OTHER FEATURES</b>															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good												
Color:	BLUE			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Average												
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:													
Grade:	B- - Good (-)			<b>CONDOS INFORMATION</b>															
Year Blt:	1952	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G18	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>								<b>RES BREAKDOWN</b>			
Avg Ht/FL:	STD	Phys Cond:	VG - Very Good	4.6	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall:	1 - Drywall	Functional:			%	Interior:		1	8	4									
Sec Int Wall:		Economic:			%	Additions:													
Partition:	T - Typical	Special:			%	Kitchen:													
Prim Floors:	3 - Hardwood	Override:			%	Baths:													
Sec Floors:		Total:	4.6	%	Plumbing:														
Bsmnt Flr:	12 - Concrete				Electric:														
Subfloor:					Heating:														
Bsmnt Gar:					General:														
Electric:	3 - Typical																		
Insulation:	2 - Typical																		
Int vs Ext:	S																		
Heat Fuel:	1 - Oil																		
Heat Type:	3 - Forced H/W																		
# Heat Sys:	1																		
% Heated:	100	% AC:	100																
Solar HW:	NO	Central Vac:	NO																
% Com Wall:		% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 179.0-0006-0010.0												<b>IMAGE</b>			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>
2	Frame Shed	D	Y	196	F	FR	1980		0.00	T	39	101							
More: N	Total Yard Items:					Total Special Features:								Total:					